

25-WANTED TO RENT
Wanted to Rent - Garage by month. Write Tribune Box 3036.

30-REALTORS
ONLY REALTORS
Display This Emblem
YOUR ASSURANCE
OF INTEGRITY AND
RESPONSIBILITY
FOR SOUND REAL ESTATE
ADVICE See Your Local Realtor

\$12,500 CASH
37 Acres Farm on paved road. Eagle Point irrigation water. Medford city water. No bids.

\$7,500 CASH
17 Plus Acres, home site. Medford city water. Alta Vista rd.

\$1,000 PER ACRE
Coleman Creek road. 1 to 4 acre home sites. Near grade & high schools.

\$3,750 TERMS
Lot in Phoenix, across hwy. 99 north from bank. 100 ft. hwy. frontage, partially improved. City water.

\$12,500 TERMS
2 Acres. 3-bdrm. dwelling. spacious lawn; barn, garage; excellent irrigated pasture. Howard district.

Security Insurance & Realty
48 Hawthorne Ave.
SP 3-7325 -- SP 2-9943

When you think of real estate think of the Spencer Bagley agency, 224 W. 5th, Medford

State of Oregon
CAR - TRUCK PUBLIC AUCTION
SATURDAY, MAY 20, 12:30 P.M.
Medford - State Hwy Shop - Hwy. 99
North edge of Medford City Limits
FORD - CHEV. - INT'L - WAGNER
1-Station Wagon, 20 Sedans (1954-1959), Pickups, Traveler, Suburban, 5-Dump Trucks, Stake truck, Scoop-mobile loader.
Inspection: 2 Days: Friday May 19, 9 a.m. to 5 p.m.
Saturday May 20, from 8 a.m.
Complete payment due by May 25, 1961

DUPLICES!

We have Duplexes for \$10,500 up with flexible terms. This is the way to live. Live in one side, and rent the other, or use as investment property. Either way, you profit! Call now for more information.

AMERICAN
HOME & LAND CO.
Homes - Ranches - Rentals - Investments

MEDFORD HOTEL LOBBY
SPRING 3-7543

NEW HOUSE

Griffin Creek Area
Iron Fireman perimeter heat, built-in carpet sweeper, 3 bedrooms, wall-to-wall in living room, attached double garage. About 30x60 bldg. in rear. Priced to sell—and this is really nice!

ALSO

EASTSIDE HOME

Owner transferred—must sell! A real location. Lots of trees and hedge; double garage attached; 2 1/2 baths, sprinkler system; rugs; gas; dishwasher; 3 bedrooms; lots of closets. This is a nice one!

ALSO

SUBURBAN

Wall-to-wall carpet in living room! Spick and span! Two bedrooms, fireplace, large living room, nice kitchen; attached garage, carport; workshop; city water; about 100x164 lot. Located close in on Table Rock Road, and price is only \$12,500. Will take G-I or FHA loan!

ALSO

NEAR NEW HOSPITAL

... And a real nice one! Wall-to-wall carpet in living room; dishwasher, garage disposal, perimeter gas heat circulating fireplace; 3 big bedrooms; family room, 1 1/2 baths; lots of ceramic tile! A dandy—only \$19,000.

ALSO

COUNTRY LIVING

Just like new! Southwest of Medford. Raked shake, electric heat, fireplace, 3 bedrooms. A nice one! Real good location! And only \$14,500.

ALSO

APARTMENT HOUSE

Nice new one in Ashland! Eight units on one floor! Near the college. Will show about 10% on investment.

ALSO

DON'T DELAY

List Your Property Today

MEDFORD
REALTY CO.

Phone SP 2-5750 • 1045 S. Riverside
Salesman:
ELAINE KUBLI SP 3-1446

30-REALTORS
J. H. WEBSTER, REALTOR
Appraiser-Insurer
4425 Pacific Hwy. S. KE 5-1262

575 Acre Ranch
200 acres cleared with gentle slope. 40 A. irrig. Running creek year round. Has wonderful potential in water development. Good view. Nice older home, 3 bdrms. Applegate area. Priced at \$30,000. 25% down. Flexible terms.

260 Acre Ranch
with 186 acres irrigated. This is some of finest land in valley. Put up better than 1000 tons of hay last year. Also pastured cattle. 50 HP pump & sprinkler system. 60x100 barn. 2 smaller barns. Nice 3-bdrm. house. Finest corral & scales. Approx. 1/4 mile Rogue river frontage. A going ranch. Priced at \$95,000. Flexible terms.

Oregon Land & Investment Co. Realtors
TA 6-4884 HI 6-3623

3 Bdrm., 1 1/4 Acres
Westside—off Beall lane. Irrigated, good soil. Shade trees. Priced to sell. \$8900. TERMS.

4 Years Old
3-Bdrm. home. 1 1/2 baths. 1300 sq. ft. Hardwood floors, large bedrooms. Fireplace. Separate utility room. Priced to go at \$12,950. Terms.

Here's A Honey
Excellent view. 2-bedroom, 1 1/2 Acres. Water available. \$7500. Good terms. This is on Pioneer Road. If you call evenings, call TA 6-4913.

Central Point Realty
NO 4-1795
N. A. Mead, Broker

30-REALTORS
Oregon Land & Investment Co.
Ranches - Suburban - Acreage

27 ACRES
All irrigated, in choice location on Taylor road. Some of the finest soil in the valley. Priced to sell. Will divide if you have your house plans & want a small irrigated piece of land, this is best obtainable.

ONE (PLUS) ACRE
Rogue River frontage. 308 ft. with a very fine modern cabin. Has 3 bdrms, beautiful fireplace. Well priced at \$10,500.

APPLAGATE
20 Acres, nice trees, close to Ruch, overlooking river. Good building sites. \$4000.

OLD STAGE AREA
An Acre with 3-BR home, bath & 1/4 large living room with fireplace. Completely remodeled. New roof. Fine view. Good well. Only \$17,500. This is a fine value for this location.

WEST SIDE
16+ Acres with 10 acres irrigated by complete sprinkler system. 6-yr-old 3-BR. 1700 sq. ft. home. Dishwasher, air conditioner, fireplace, panel heat. Family room. Good barn. Very well priced at \$38,500. Flexible terms.

OLD STAGE RD.
Here is one you are overlooking and at a reduced price. 8 acres with very fine older home. Plenty of shade trees—20% cooler here. 4 AC of water applied for irrigation. Good well, view now only \$19,500 with flexible terms. This will stand comparison. Would consider trade for good feed lot property.

We SPECIALIZE IN RANCHES
237+AC RANCH
Here is one you have been looking for—5 1/2 acres free water—Near 3-room cabin. Possibilities unlimited. Springs, dam site. All for \$14,000. Flexible terms.

JUG MILK SET-UP
70+ acres with 55 irrigated. Good improvements. Grade A barn & tank includes machinery, 50 head of cows, panel truck & milk route. This is a fine small business. Total price \$59,500 with 25% down. Balance arranged.

APPLAGATE RANCH
277 Acres—84 Ac. irrigated, old water right. New home, good barn. Grade A milk barn. Cows and quota. Complete farm equipment. This is a fine value at \$70,000. Good terms.

HAVE A FINE SELECTION OF RANCH LISTINGS.
Call us for comparisons. It's smart to buy a ranch from a Rancher.

Oregon Land & Investment Co., Rltrs.
Ranch Office Rt. 2, Box 600, Central Point
Rancher Ray Ryan Dial TA 6-4884
Cliff Bishop Jr. Dial HI 6-3693
Wally W. Watkins

WHITNEY REAL ESTATE
SP 3-4809

HUENAR LANE
A 1200 sq. ft. 2-bedroom home on choice 1 1/2 acres of garden soil, now in alfalfa. Close to grade school. 3 miles from Medford. Will trade for acreage with larger home. A "must see" for... \$13,000.

OWNER
has to go and leave this large 2-bdrm. Eastside home, on a double lot. Here you could live, and build a pool and relax. \$14,500 and a new loan commitment.

TWO HOUSES
on half acre. City water plus irrigation. Paved corner. Good terms and will take your house trailer in trade. Total \$8,500. Close.

to Washington school on Murray at 3-bdrm., built in appliances, separate utility. All this for \$9,500. Good terms. \$1300 down and part of this could be a pickup.

To see these & many more call
ERNA JONES SP 2-4944
LOYD WHITNEY, Realtor
MULTIPLE LISTING SERVICE

REALTY VIEWS
"Why don't you buy a home?" I asked Jimmy.

"We're saving up. Some day we will. But we plan to pay cash when we do," he replied.

"What form of savings do you use?"

"We have our savings scattered," he answered. "Some in our bank account, some in a stock plan. A little in life insurance."

"They're all good methods, Jimmy," I said, "but have you ever considered SAVING an ENJOYMENT standpoint?"

"No," he replied. "I haven't. What do you mean?"

"Just this. Buying a home with a down payment and making regular monthly payments is one of the most popular methods of saving money. Your 'equity' increases each month. But unlike any other method you get to USE and ENJOY the home all the time you're paying for it."

"That's an idea," Jimmy said, "forced savings, all the comforts of home thrown in."

"Yes," I replied, "you have to live somewhere. Why not ENJOY the kind of home you really want. And all the while you'll be saving money, too."

"It's okay," Jimmy said, "let's talk to my wife and then look at a nice home."

Why don't YOU save money—and ENJOY your own home too?

Guy F. Hays, Realtor
623 N. Central SP 3-1509
Joe Chance, Salesman SP 2-8726

Home on 1 Acre
2-Bdrm. home & 1 acre. City water. Greenhouse. Carport. Carpet in living rm. & 1 bdrm. Fruit trees & shade trees. Really nice! All for \$8900. Some terms.

JACKSONVILLE BRANCH
Central Point Realty
TW 9-1171 TW 9-1110

Use Tribune Want Ads

★ ★ ★ ★ ★

★ ★ ★ ★ ★

★ ★ ★ ★ ★

★ ★ ★ ★ ★

★ ★ ★ ★ ★

★ ★ ★ ★ ★

★ ★ ★ ★ ★

★ ★ ★ ★ ★

★ ★ ★ ★ ★

★ ★ ★ ★ ★

★ ★ ★ ★ ★

★ ★ ★ ★ ★

★ ★ ★ ★ ★

★ ★ ★ ★ ★

★ ★ ★ ★ ★

30-REALTORS
Rogue River Home
On 2 Acres of land overlooking the river. \$15,000. Will take IN TRADE 35-ft. trailer house.

Bill Colley Real Estate
NO 4-1717 Eves. NO 4-3183
FOR SALE—Owner wishes to sell equity in new 3-bdrm. home at 2475 Edgemont as they have been transferred. No reasonable offer will be turned down. Price \$15,750. Charles R. Ray, Realtor, 25 N. Ivy. Ph. SP 2-2102.

LAND OF MANY OAKS
2 large bdrms., paneled wall with fireplace, wall-to-wall carpeting, 1100 sq. ft. of living. 3 acres of beautiful oak trees, fenced, 130-ft. Deep Drilled Well. This beautiful home priced \$2,900 after appraisal!

EXCLUSIVE
3 bdrms. 2 tiled baths. Carpeted living and dining area. Natural birch in kitchen. Partial basement with new forced air furnace. Hobby shop, large shady yard with patio; close to schools. Eastside shopping near. Call for appointment. This home is priced to sell at once.

BUSINESS LOCATION
West Main St. 3-Bdrm. living quarters. Shop adaptable to Paint Shop. Auto Repair. Wood Working or many other uses. room for expansion. Choice location. Call today for details, terms.

SPECIALS
RIVER HOME. Big 2-bdrm., beamed ceiling, fireplace, fishing pier. Live in comfort on the Rogue.

\$9750—2-bdrm., large shop. 1 1/2 irrig. acres. Fruit, flowers. Close to city limits. Terms.

SPORTING GOODS STORE—Everything goes. \$11,500 with Good Business.

LOT—\$1000, on Table Rock rd. 1/2 Acre. Park your trailer or build.

OPEN SUNDAYS
Could we help you sell your place?
CALL
Howard Sowles or Larry McBee
SP 2-5532

MACKENZIE AGENCY, INC.
104 W. Main

Use Tribune Want Ads

W. T. "BILL" FASEL, INC.
REALTORS
1244 So. Riverside
SP 3-5317 or Res. 3-4918
H. "Mike" Myers, Ashland
Phone 482-1988
MEMBER OF
MULTIPLE LISTING SERVICE
WESTERN REALTY EXCHANGE

WANTED!
USED CAR CLEAN-UP
DETAIL MAN
Crater Lake Motors
PHONE SP 3-4547

We Will Build From Your Plans or Ours

See Our New Homes Now Under Construction!

Free Estimates! We Accept Trades!
411 E. Main St. — Medford
Phone SP 3-6646, SP 2-4277 or SP 2-5930

OPEN HOUSE
11 A.M. to 6 P.M.
• 771 Beall Lane •

• 3 Big Bedrooms •
• Wall to Wall Carpet •
• F.P. With Thermo Doors •

• Large 111x196 Fenced Yard •
• Beautiful Landscaping •
• Assume Federal GI Loan 4 3/4% •

CRATER REALTY
BOB GAUMAN CLIFF RICE

OPEN HOUSES!

416 BENSON
MUST BE SOLD! Large 3 Bedroom over 1200 sq. ft. Extra large bedrooms, fireplace with glass doors, 50x156 lot. Assume GI loan, \$9,250, terms. MUST BE SOLD. Washington school district. Fenced yard. See it today.

LARGE 3-BR.—1/2 ACRE
929 BEALL LANE
MUST BE SOLD! Double garage, fireplace, large covered patio, irrigation, large garden, fenced yard. Lots of trees. Medford school district. LOW, LOW FHA TERMS... MUST BE SOLD! Out 99 No. past Haupt Tractor then watch the arrows and pennants. Drop in now!

AMERICAN
HOME & LAND CO.
Homes - Ranches - Rentals - Investments

Medford Hotel Lobby
SPRING 3-7543

30-REALTORS
SPECIALS BY FASEL
DISTRESS SALE
1-bedroom furnished house on large corner lot. South Holly. Reduced to \$4800 for immediate sale—need CASH.

EAST MAIN
Large 3-bedroom, 2-bath, 2-story home on highly landscaped lot. Basement with economical sawdust furnace, fireplace. Only \$11,950, with approx. \$2500 down.

EAST SIDE
Roomy 3-bedroom stucco home. Fireplace, hardwood floors, carpeting, large shade trees, shrubbery. \$13,500.

COUNTRY CLUB
Nearly new 3-bedroom, 1 1/2-bath home on large fenced lot. Rustic cedar siding, built-in oven & range, dishwasher, carpeting. \$16,850. terms.

UPPER ROGUE RIVER
Several properties available, including 10-vely 3-bedroom home with double garage near shady Cove built high above any flood area on excellent fishing riffle. Description too lengthy to describe. \$14,500, with some terms and trade considered for Bay Area. Another further up river of approx. 40 acres with small stocked lake, 1/2 mile of river frontage, small furnished cabin, barn & shop, free irrigation and absolute privacy. Reduced to \$24,500.

TIMBERLAND
40 acres off Old Stage Road North. Approx. 200 M timber, view property. \$4500 cash. Also several tracts on Coast from 1 1/2 MM to 25 MM feet and one large tract in Canada at \$2.00 per M.

W. T. "BILL" FASEL, INC. REALTORS
1244 So. Riverside
SP 3-5317 or Res. 3-4918
H. "Mike" Myers, Ashland
Phone 482-1988
MEMBER OF
MULTIPLE LISTING SERVICE
WESTERN REALTY EXCHANGE

30-REALTORS
5 MINUTE FROM HOWARD PRAIRIE LAKE
320 Acres lush meadowland. FREE WATER WITH FIRST RIGHTS. Ideal for cattle or resort & cabin sites. Main hwy. through property. Might split into 2 or 3 parcels. Price \$300 per acre. Write Tribune Box 2999 or call

D. L. Pickell
Real Estate SP 3-6646
For more information

2 EXTRA LOTS
Included with this clean 2 bdrm. on West side, fully furnished & priced at \$13,700. Trees, flowers & garden, very good well. Just out of city limits.

VIEW PROPERTY
\$5,875 Two acres on Pioneer Rd. Liveable, modern house, drilled well, outbuildings. Lovely building site on the mountain.

4-BDRM. HOME AND ACREAGE
\$16,500 about 2 1/2 A. irrig. all in pasture. Good barn, chicken house, double garage with cement floors. Home is Cape Cod style & 1/2 with 2 bdrms. Beautiful area near Old Stage Rd. Phone

Ferne Kellow, Realtor
Katie Birkholz SP 3-1444

D. PICKELL
realtor
builder

BUILDING SITES
• 3 acres, Pioneer Road. Irrigation and level site. \$2250
• Lot on Pearl St. Shade, Medford. \$1450
• Lot on Rogue River. Ramps & shade. \$2250
• Beautiful 5 acres near the Rogue River. \$2995

3 BEDROOM WITH PLAYROOM
Nearly new on paved street. Nice residential area. \$16,500. About \$500 down, FHA terms. Would consider equity in smaller home in trade.

WANT OLDER CAR
as down payment on this 3 bedroom home in West Medford. Price \$12,750.

\$450 DOWN
New 3 bedroom to be built under FHA commitment in exceptionally nice residential area. Approx. 1200 sq. ft. plus garage. Total price only \$15,400.

JUST COMPLETED
An unusually attractive 3 bedroom on 85x188 foot site just west of Medford. Large rooms, fireplace. Walls and ceiling insulated (6 inches in ceiling). Equity in your home considered in trade. Immediate possession (or 10% down on FHA terms). \$14,500.

D. L. PICKELL
Realtor - Builder
411 E. Main St. SP 3-6646

Harry Withrow SP 2-4277
Max Cramer SP 2-5930

RICE & BARKER
REAL ESTATE
113 E. 8th • SP 3-8461
EVENINGS & SUNDAYS
Ann Rice SP 3-5675
Ellen Barker SP 2-8048
Marna Arnold NO 4-1342
Multiple Listing Member

HERRIED
REAL ESTATE
104 E. 6th St. SP 3-7464
If No Answer Call
Ray Jackson SP 2-5171
Bill Holman SP 2-9742
Lorraine von der Hellen HI 6-3754

Verde Hills
3-Bedroom ranch-style — 3-bedroom family room home, wall-to-wall carpeting, gas perimeter heat, patio and the extra nice back yard is fenced. Owners moving to Eugene and want this home sold at once. Call us now... we're proud to show it!

\$7,950
Near as a pin describes this 2-bedroom home located near Washington School. This one will surprise you. Phone for appointment now.

Neat as a pin describes this suburban home is a beauty. 3 bedrooms, tiled kitchen and bath, dining room and breakfast room, forced air furnace, city water, patio and storage room. FHA.

\$23,750. A real must for the money offering. Top location in Pioneer Subdivision. 7 rooms, 1 1/2 baths, 3 fireplaces, forced air heating, city water, large lot with private patio. Top FHA financing.

\$37,500. An 8 room home with luxurious appointments adjoining the golf course. One of Medford's finest in the best location possible. Lovely yard, large swimming pool, spacious enclosed patio. Every built in appliance and cabinet that can be imagined. Before building, see this outstanding property.

HIGHT HAS IT!

100 CRATER LANE — CENTRAL POINT
(2 Streets East of Crater High School)

CLOSE TO SCHOOL
COMFORT—1300 sq. ft., Patio, 1 1/2 Baths
CONVENIENCE—Easy to keep. Ceramic tile kitchen. Two lazy susans. Built in stove and oven.
CHARM—Expanse of kitchen and family room. Fireplace. Birch Wall.
COLOR—Beautiful harmony in color choice
COST—\$15,500, \$2400 Down, 5 1/4% Interest—\$100 per month SO
C this OPEN HOUSE TODAY—12 NOON to 5 P.M.
Lee Hoag, Your Hostess

T. J. HIGHT AGENCY, Inc.
221 N. Central SP 2-5223

CRATER REALTY
BOB GAUMAN CLIFF RICE

OPEN HOUSES!

416 BENSON
MUST BE SOLD! Large 3 Bedroom over 1200 sq. ft. Extra large bedrooms, fireplace with glass doors, 50x156 lot. Assume GI loan, \$9,250, terms. MUST BE SOLD. Washington school district. Fenced yard. See it today.

LARGE 3-BR.—1/2 ACRE
929 BEALL LANE
MUST BE SOLD! Double garage, fireplace, large covered patio, irrigation, large garden, fenced yard. Lots of trees. Medford school district. LOW, LOW FHA TERMS... MUST BE SOLD! Out 99 No. past Haupt Tractor then watch the arrows and pennants. Drop in now!

AMERICAN
HOME & LAND CO.
Homes - Ranches - Rentals - Investments

Medford Hotel Lobby
SPRING 3-7543

OPEN HOUSES!

416 BENSON
MUST BE SOLD! Large 3 Bedroom over 1200 sq. ft. Extra large bedrooms, fireplace with glass doors, 50x156 lot. Assume GI loan, \$9,250, terms. MUST BE SOLD. Washington school district. Fenced yard. See it today.

LARGE 3-BR.—1/2 ACRE
929 BEALL LANE
MUST BE SOLD! Double garage, fireplace, large covered patio, irrigation, large garden, fenced yard. Lots of trees. Medford school district. LOW, LOW FHA TERMS... MUST BE SOLD! Out 99 No. past Haupt Tractor then watch the arrows and pennants. Drop in